SECOND MORTGAGE MODIFICATION AGREEMENT

Loan No: 43402417780002232056

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS on July 29, 2012 Owens Enterprises, LLC ("Grantor") did intend to grant and convey a mortgage securing a Promissory Note (Loan No. 43402417780002232056) to Regions Bank ("Lender") in certain described real property located in Shelby County, such mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama on September 14, 2012 as Instrument No. 20120914000349230 (the "Mortgage"); and

WHEREAS the Mortgage, at page 1 of 8, incorrectly describes the subject property as being commonly known as "3500 Bearden Lane, Helena, AL, 35080," when it should have referenced a street address of "109 Clark Street, Pelham, AL 35124" and

WHEREAS the Mortgage included as "Exhibit A" thereto an incorrect legal description at page 8 of 8 that described real property in which Grantor had no right, title or interest, when the Mortgage should have included and was intended by the parties to include the legal description contained on Exhibit A to this Second Mortgage Modification Agreement, and;

WHEREAS on October 20, 2013 Grantor and Lender did enter into and execute a "Modification of Mortgage" referencing the same Mortgage described above, but including the correct street address and legal descriptions and extending the maturity of the Promissory Note (Loan No. 43402417780002232056) to September 20, 2014, and

WHEREAS, to avoid any confusion or ambiguity, Grantor and Lender wish to explicitly modify the Mortgage to correctly reflect the correct street address and legal description of the mortgaged real property securing Loan No. 43402417780002232056,

NOW THEREFORE, Grantor and Lender hereby adopt, re-affirm, and ratify the terms of the Mortgage and October 20, 2013 Modification of Mortgage, except that the Mortgage is modified and corrected to reflect the parties' original and true intent that the Mortgage is secured by the real property described in Exhibit A hereto, commonly known as 109 Clark Street, Pelham, AL 35124.

This Instrument Prepared by: Greer B. Mallette, Esq Christian & Small, LLP 505 2th Street North, Suite 1800 Birmingham, Al. 35203

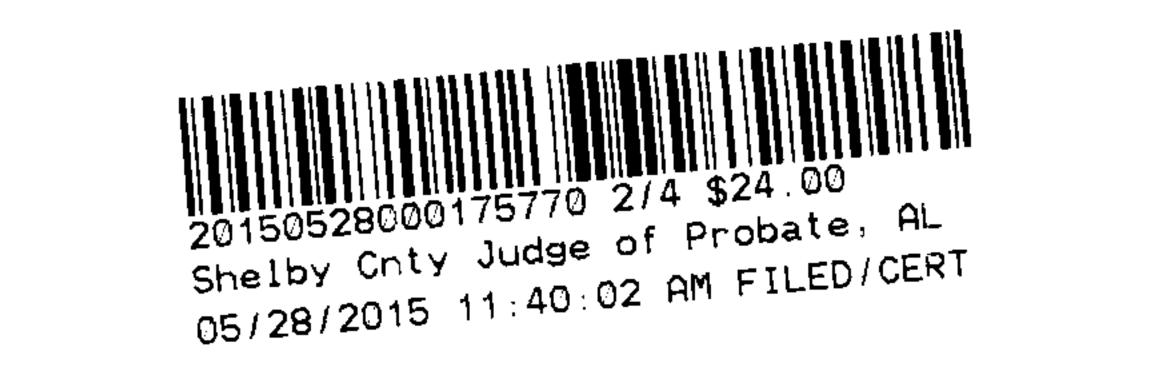
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Shelby Coty Judge of Probate, AL 05/28/2015 11:40:02 AM FILED/CERT

SECOND MORTGAGE MODIFICATION AGREEMENT (continued)

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GRANTOR:	
By: Own Owens, Memb claire Nobles Owens, Memb of Owens Enterprises, LLC	
LENDER:	
By: Authorized Signer	
LIMITED LIA	BILITY COMPANY ACKNOWLEDGMENT
STATE OF	
COUNTY OF	
OWENS, MEMBER of OWENS ENTER ENTERPRISES, LLC, a limited liability co acknowledged before me on this day that full authority, executed the same voluntari	lic in and for sald county in said state, hereby certify that CLAIRE NOBLES RPRISES, LLC and LARRY WAYNE OWENS, MEMBER of OWENS mpany, are signed to the foregoing Modification and who are known to me, being informed of the contents of said Modification, they, as such and with y for and as the act of said limited liability company.
Given under my hand and official s	eal this 13 day of May, 2015.
	Audith L Woodsei Notary Public
My commission expires	MY COMMISSION EXPINES AUGUST 22, 2015
STATE OF South Carolin COUNTY OF Aiken	NDER ACKNOWLEDGEMENT
foregoing Modification and is are known	y Public in and for said county in said state, hereby certify that ne as of REGIONS BANK is signed to the to me, acknowledged before me on this day that being informed of the he or she, in his or her capacity as such of untarily on the day same bears date.
Given under my hand and official s	eal this day of, 2015.
My commission expires 8/26	Notary Public Notary Public



SCHEDULE "A"

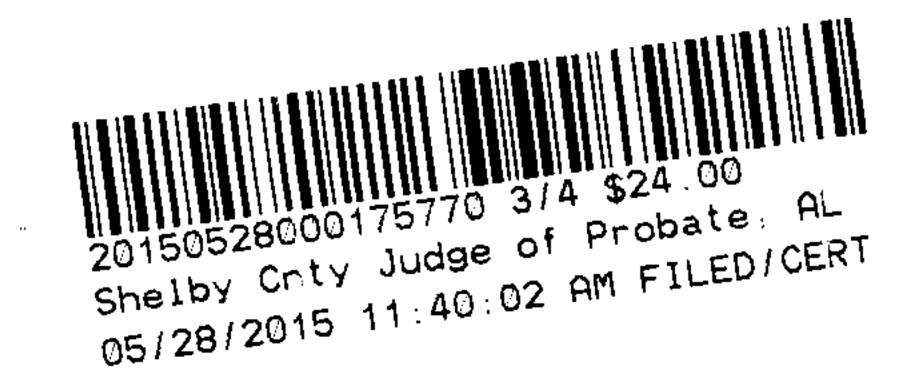
A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 3 WEST, BRING MORE PARTICULARLY DESCRIBED AS YOLLOWS: COMMENCE AT THE SN CORNER OF THE NW 1/4 OF NE 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE BOUTH LINE OF THE NW 1/4 OF ME 1/4 FOR A DISTANCE OF 466.90 PEET; THENCE TURN A DEFLECTION ANGLE OF 91 DEGREES 18 MINUTES 30 SECONDS TO THE LEFT AND RUN 102.73 FEET; THENCE TURN A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES TO THE RIGHT AND RUN 40 FEET; THENCE TURN A DEFLECTION ANGLE OF 90 DEGREES OF MINUTES TO THE LEFT AND RUN 32 FEET, THENCE TURN A DEFLECTION ANGLE OF 90 DEGREES TO MINUTES TO THE RIGHT AND RUN 231.35 FEET; THENCE TURN A DEFLECTION ANGLE OF 90 DEGREES OF MINUTES TO THE RIGHT AND RUN 210.69 PEET; TRENCE TURN A DEFLECTION ANGLE OF 5 DEGREES 02 MINUTES TO THE LEFT AND NON 48,0 FEET TO AN IRON; THENCE TURN A DEFLECTION ANGLE OF 90 DEGREES 07 MINUTES 222 SECONDS TO THE LEFT AND RUN 78.04 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 183.52 FEET; THENCE TURN A DEFLECTION ANGLE OF 76 DEGREES 27 MINUTES OF SECONDS TO THE RIGHT AND RUN 91.01 PEET: THENCE TURN A DEFLECTION ANGLE OF 90 DEGREES 06 MINUTES 37 SECTIONS TO THE RIGHT AND RON 179.14 PRET; THENCE TURN A DEFLECTION ANGLE OF 90 DEGREES 12 MINUTES 06 SECONDS TO THE RIGHT and run 133.66 freet to the point of beginning. Said Parcel is LYING IN THE ME 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 3 WEST; BEING SITUATED IN SHELBY COUNTY, ALAGAMA.

THEMERA

COMMENCE AT THE SW CORNER OF THE NM 1/4 OF NE 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF THE NW 1/4 OF NE 1/4 FOR A DISTANCE OF 466.90 FEET; THENCE TURN A DEFLECTION ANGLE OF 91 DEGREES 18 MINUTES 30 SECTIONS TO THE LEFT AND RUN 102.73 FEET; THENCE TURN & DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES TO THE RIGHT AND RUN 40 FEET; THENCE TURN A DEFLECTION ANGLE OF 90 DEGREES OF MINUTES TO THE LEFT AND RUN 32 PEET, THENCE TURN A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES TO THE RIGHT AND RUN 231,35 FEET; THENCE TURN A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES TO THE RIGHT AND RUN 210.69 PERT; THENCE TURN A DEPLECTION ANGLE OF 5 DEGREES 02 MINUTES TO THE LEFT AND RUN 48.0 FEET TO AN IRON; THENCE TURN A DEFLECTION ANGLE OF 90 DEGREES 07 MINUTES 22 SECONDS TO THE LEFT AND RUN 78.04 FEET TO THE POINT OF BEGINNING OF THE CENTER LINE OF A 30 FOOT WIDE EASEMENT; THENCE TURN A DEFLECTION ANGLE OF 76 DEGREES 45 MINUTES 51 SECONDS TO THE RIGHT AND RUN 222,42 WEET; THENCE TURN & DEFILECTION ANGLE OF 180 DEGREES OC MINUTES TO THE RIGHT AND RUN BACK ALONG THE PREVIOUS LINE FOR 88.76 FEET; THENCE TURN A DEFLECTION ANGLE OF 89 DEGREES 47 MINUTES 54 SECONDS TO THE RIGHT AND RUN 179.14 FEET TO THE POINT OF ENDING OF SAID KASEMENT CENTER LINE. SAID EASEMENT IS 30 FEET IN WIDTH BEING IS THET EACH SIDE OF THE ABOVE DESCRIBED CENTER LINE, BRING SITUATED IN SHELBY COUNTY, ALABAMA. THIS DEED IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATING AGREEMENT OF GRANTOR, AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.

TO HAVE AND TO HOLD TO GRANTEE, ITS SUCCESSORS AND ASSIGNS FOREVER; SUBJECT, HOWEVER, TO THE FOLLOWING:

- 1. AD VALOREM TAXES FOR THE 2005 TAX YEAR AND THEREAFTER
 2. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS SHOWN
 BY INSTRUMENT RECORDED IN DEED BOOK 179, PAGE 363, IN THE PROBATE
 OFFICE OF SHELBY COUNTY
- 3. RIGHT-OF-WAY GRANTED TO SHELBY COUNTY BY INSTRUMENT RECORDED IN DEED BOOK 135, PAGE 400, IN SAID PROBATE OFFICE
- 4. EASEMENT TO CITY OF PELHAM AS SHOWN BY INSTRUMENT RECORDED IN INSTRUMENT 41994-10460 IN SAID PROBATE OFFICE
- 5. RIGHTS OF OTHERS TO THE RASEMENT SET OUT IN DEEDS RECORDED AS INSTRUMENT #20040122000038070, AND INSTRUMENT #20040122000038070,



BEING THE SAME PROPERTY CONVEYED TO OWENS ENTERPRISES LLC BY DEED FROM BEARDEN PROPERTIES LLC RECORDED 08/15/2005 IN DEED BOOK 20050815000417570 PAGE, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.

TAX ID# 136231002006.003

